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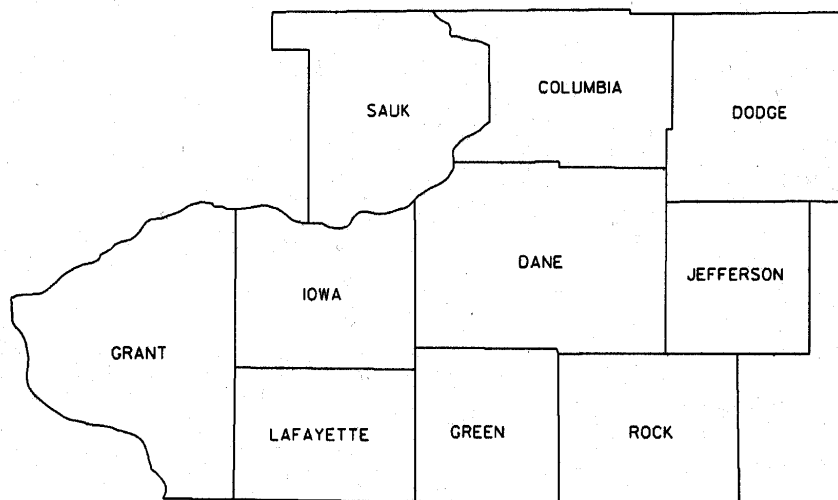
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UTILITY UNIT CONCERNS

- 1) Accurate and complete identification of utility easements is essential.
- 2) Make sure to compare planimetric and field data with what is shown on the utility system maps. If there is conflicting information, contact the Utility Company and find out why.
- 3) All utility facilities within existing or proposed right of way, both underground lines and above-ground features (such as poles), must be shown on all plats.
- 4) It is necessary for the Utility Unit to review the preliminary plat shortly after sheetalation.
- 5) If the proposed R/W is expanded and additional lands will be acquired, utility easements must be identified through a title search.
- 6) Title searches for utility easements must go back as far as land records permit; 50 or 60 years is not enough.
- 7) Searches for land adjacent to the highway R/W wherever there is a chance that work will be performed outside of the existing R/W. Be sure to include areas where there will be PLEs and TIs since easements in PLEs/TIs must be parceled.
- 8) If a utility has a recorded easement which lies within proposed new R/W, but no actual facility occupies that easement, a utility parcel is needed to clear those easement rights.
- 9) Streamline the R/W to minimize jogs - they create difficulties for utilities, as well as for farmers when fencing.
- 10) When determining the required right of way, consider the permitted right of utility companies to occupy highway right of way. We are purchasing *transportation corridors*, not just highway corridors.
- 11) The ownership of the utility facilities shown must be indicated on each sheet of the plat.

Utility Unit Concerns - continued

- 12) All applicable land interests of utilities shall be shown on the plat, in the prescribed format.
- 13) If an easement is not occupied, the easement is still shown on the plat.
- 14) Slightly exaggerate the location of poles or pedestals which are on the line between the old and new R/W to demonstrate their compensability or non-compensability. (A utility facility inside the new R/W is compensable, and a utility facility within existing R/W is non-compensable.)
- 15) It is necessary for the Utility Unit to review the preliminary plat at least one month prior to the completion of the final plat.

Safety is always a primary concern when designing a project. Consideration should be given to the extra right of way necessary to accommodate above-ground utility facilities that could prove to be a hazard to motorists. The Utility Unit has a video tape that discusses clear zones and the subsequent right of way necessary to ensure a safe highway. This tape is available to all District Staff. For further information, see a Utility Coordinator.

* * * * *

The Utility Guide, Chapter 9, is the definitive resource for the utility coordination necessary in the plat process.

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SHOWING UTILITIES ON THE R/W PLAT (Excerpt from Utility Guide, Chapter 9)

All utility information within the area covered by the R/W plat should be shown on the plat. This includes both physical facilities and land rights information. The Designer may use a little discretion in this area. The intent is to show the utility system affected by the project. For example, facilities on a street parallel to the project need not be shown, unless they are connected to facilities affected by the project.

All utility facilities within existing or proposed right of way, both underground and surface, shall be shown on all plats. Overhead lines are usually not shown, but the poles supporting them (which are surface facilities) are shown. The plat shall also indicate the ownership of the utility facility.

Utilities are to be marked using the standard symbols as shown in Figure 9-2. The CAUTION symbol should be used only for pipelines carrying combustible or explosive fluids. (FDM 15-1-35 and 15-5-30 Figure 4) A blowup of a pipeline or gas main would cause a widespread catastrophe.

High voltage power lines would cause serious injury to any individuals in direct contact with the lines, but the nature of the damage is limited to the immediate area, and therefore a CAUTION symbol is not warranted. However, the HIGH VOLTAGE symbol (See Figure 9-2) is appropriate to show on electric transmission lines that are 69 kV and above.

If a pole or pedestal has been accurately determined to lie either inside or outside of the new right of way, its position on the plat should be slightly exaggerated to clearly demonstrate whether or not the facility is compensable.

The Designer should make sure that the locations of underground facilities match between plat sheets.

On each sheet of the plat, the ownership of the utility facilities shown must be identified. It is not unusual for utilities to change their names due to corporate reorganization, mergers, federal rulings, etc. The R/W plat should show the most current name of the utility.

All applicable land interests of utilities shall be shown on the R/W plat. This includes land owned by the utility as well as all easements or use agreements obtained by the utility company.

General public utility easements established as part of land platting and certified surveys shall be shown and identified. (See Figure 9-9) However, only when these easements are located

Showing Utilities on the R/W Plat - continued

within new R/W and are actually occupied by a utility does a platted general public utility easement become a compensable utility parcel.

Where specific physical boundaries of strip **easements** and use agreements can be identified, they should be shown as such. Where easements and use agreements are written in a more general manner, they should be referenced to the underlying land parcel. Easements shall be identified as shown in the examples in Figures 9-3 through 9-5, and 9-10.

Easements owned by a utility fall into two categories, occupied and unoccupied. In an effort to reduce clutter on the plat, WisDOT treats these two categories differently. An **occupied easement**, one in which a utility has some type of facility, is not graphically shown, but is cited in the parcel notation. (See Figure 9-10) An **unoccupied easement**, one that is owned by a utility but is currently unused, would be graphically shown and labeled. (See Figure 9-10) In the case of an unoccupied, non-specific easement, an identifier would be placed in the plat page. Unoccupied easements more than 100 feet away from the new right of way need not be shown on the plat.

If a utility with compensable facilities also has **land** (for example, at a company-owned sub-station) which the DOT will need to purchase for new right of way, the real estate parcel and the utility parcel are different and must be assigned different parcel numbers. (See Figure 9-5 and 9-6)

Utility facilities located in Temporary Interests (TI's, which can be either TLE's or Construction Permits) are compensable, and should be shown as a parcel on the plat. A temporary release of easement is needed to allow construction to take place in this area. This temporary release also serves as the vehicle to allow payment because it is a temporary release of a land right.

Sometimes utilities legally occupy private land via **unrecorded easements, verbal agreements, or prescriptive rights**. In this case there will not be any recorded documents and you should show the compensable utility facility without any reference to any recording information. See Parcels 46 and 47 in Figure 9-7 for an example. Chapter 11 of this guide has more information regarding prescriptive rights.

Though not always necessary, a separate Utility Plan may be prepared to avoid showing all utilities on a cluttered R/W Plat. However, the compensable utilities located in the new acquisition areas must still be shown on the R/W Plat. The separate Utility Plan must contain the reference line, existing and proposed right of way lines, all existing utilities, slope intercepts, utility easements, and the proposed work. This separate Utility Plan will not be a part of the



Showing Utilities on the R/W Plat - continued

R/W Plat, but it must be completed at the same time as the plat if it is to be useful to the utilities. Please consult with the Utility Unit if you are considering developing a Utility Plan.







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UNDERGROUND

UTILITY SYMBOLS

<u>COLOR</u>	<u>SYMBOL</u>	<u>UTILITY</u>
ORANGE	— C —	Communication (TV, FO, T) and/or Data Transmission Facilities
ORANGE	— TV —	Cable Television
ORANGE	— FO —	Fiber Optic
ORANGE	— T —	Telephone
RED	— E —	Electric
YELLOW	— (Size) G —	Gas (Indicate Diameter)
GREEN	— (Size) SAN —	Sanitary Sewer (Indicate Diameter)
BLUE	— (Size) W —	Water (Indicate Diameter)
		Notation For Combustible Fluids (Not for fiber optic or high voltage transmission lines)
		Notation For High Voltage Transmission Lines. (69 Kv and Higher)

TOPOGRAPHIC

	Hydrant
	Manhole (Label type - C, San.)
	Light Pole
	Transmission Towers and Line (Line is optional. Add "OH" to line if needed for clarity.)
	Valve (Label type)
	Communication Towers







	<u>COMPENSABLE</u>	<u>NON-COMPENSABLE</u>
ELECTRIC POLE		
TELEPHONE POLE		
PEDESTAL (Label Type - C, E)		

FIGURE 9-2

(UTILITY SYMBOLS BASED ON FDM PROCEDURE 16-5-30 FIGURES 1 & 2)

JUNE 2001

FIGURE 9-3

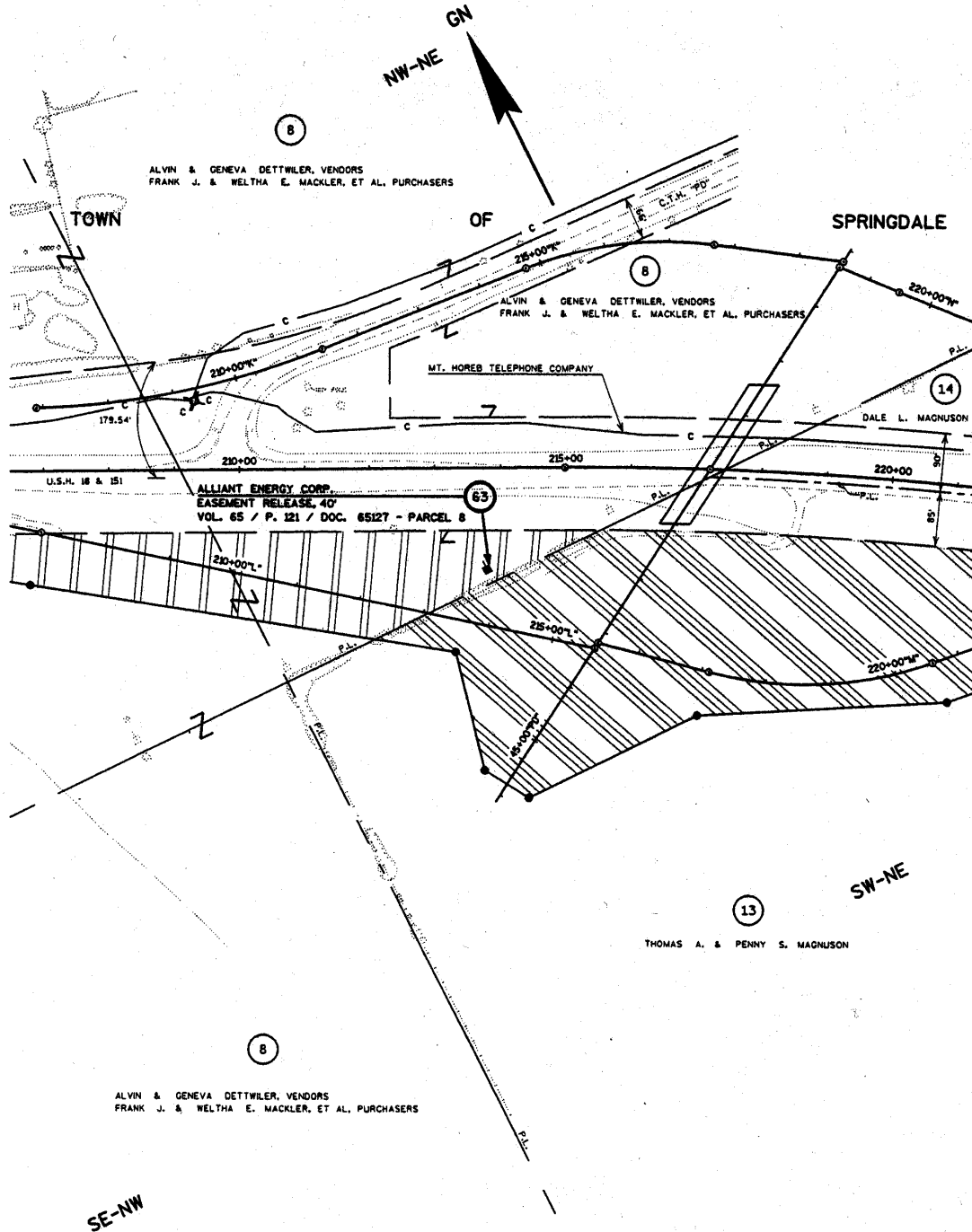
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FIGURE 9-3

EXAMPLE SHOWING RELEASES OF EASEMENTS WITH AN UNSPECIFIED WIDTH

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(((GRAPHICS ENHANCED FOR CLARITY IN THIS EXAMPLE)))

FIGURE 9-4

EXAMPLE SHOWING OCCUPIED EASEMENT WITH A KNOWN WIDTH

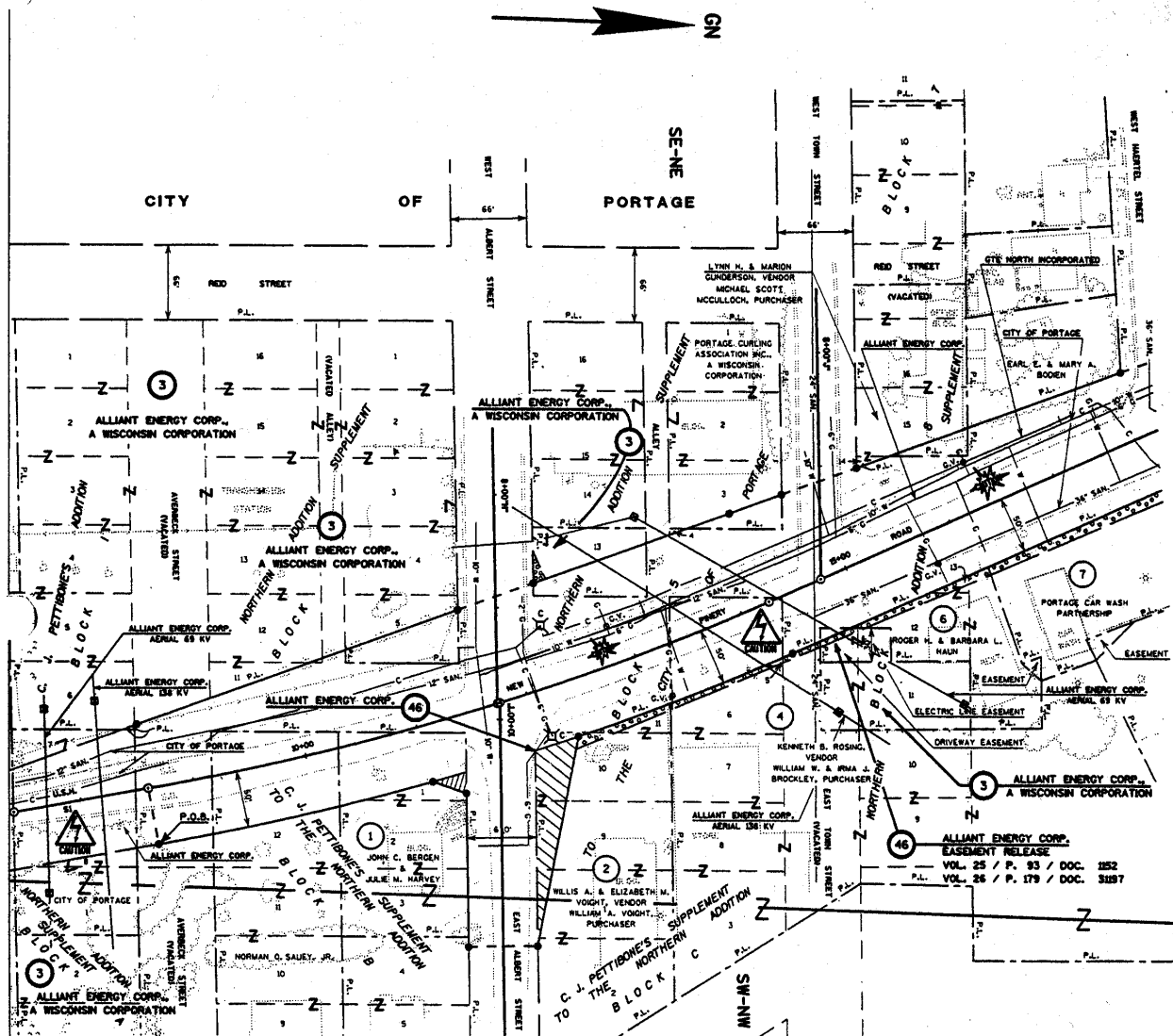
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FIGURE 9-5

EXAMPLE SHOWING A UTILITY LAND PARCEL (3), AND A FACILITIES PARCEL (46)

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LEVELS ON -		SS							
		NOTE: ALL PARCELS ARE COMPUTED IN SQUARE FEET.							
PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	TOTAL ACRES OR S.F.	R/W ACRES OR S.F. REQUIRED	NEW	EXISTING	TOTAL	T.I., P.L.E. ACRES OR S.F.
1	4.2	JOHN C. BERGEN & JULIE M. HARVEY	FEE	19,846	274	5,672	5,946	13,900	---
2	4.2	WILLIS A. & ELIZABETH M. VOIGHT, VENDOR WILLIAM A. VOIGHT, PURCHASER	FEE & T.I.	32,390	3,251	---	3,251	29,139	630
3	4.2	ALLIANT ENERGY CORP., A WISCONSIN CORPORATION	T.I.	INDET.	---	INDET.	---	INDET.	152
4	4.2	KENNETH B. ROSINO, VENDOR WILLIAM W. & IRMA J. BROCKLEY, PURCHASER	T.I.	118,003	---	7,303	7,303	110,700	603
5									
6	4.2	ROGER H. & BARBARA L. HAUN	T.I.	12,433	---	---	---	12,433	955
7	4.2	PORTAGE CAR WASH PARTNERSHIP	T.I.	17,527	---	---	---	17,527	1,724
8	4.2	JOANNE C. GAFFNEY, SURVIVING JOINT TENANT	T.I.	11,821	---	---	---	11,821	521
9	4.2	TIMOTHY J. GAFFNEY	T.I.	25,418	---	---	---	25,418	1,147
10									
11	4.2	ZRH, A WISCONSIN GENERAL PARTNERSHIP	T.I.	26,694	---	---	---	26,694	290
12	4.2	LENUS & MARJORIE ASHLEY	FEE & T.I.	23,581	1,182	---	1,182	22,399	448
13	4.2 & 4.3	TODD SCHULTZ	FEE	11,272	1,031	---	1,031	10,241	---
14	4.3	LEONA D. GRUNKE	FEE	10,841	1,056	---	1,056	9,785	---
15									
16	4.3	TRUSTEES OF THE FIRST METHODIST CHURCH OF PORTAGE, WI N/A/A UNITED METHODIST CHURCH OF PORTAGE, WI	T.I.	INDET.	---	---	---	INDET.	7,527
17	4.3	JAMES DANIEL DALEY	T.I.	11,626	---	---	---	11,626	722
18	4.3	EUGENE P. & CAROL L. NETT	T.I.	28,049	---	---	---	28,049	789
19	4.3	ROBERT W. MORGAN	T.I.	496,252	---	---	---	496,252	617
20									
21	4.3	RUSSELL C. & JEANETTE L. SMITH	T.I.	28,394	---	---	---	28,394	643
22	4.3	EVERETT C. & MARION E. TIMME	T.I.	66,613	---	6,750	6,750	59,863	1,312
23	4.3	EDGEWATER GREENHOUSES, INC., A WISCONSIN CORPORATION	T.I.	29,903	---	---	---	29,903	1,693
24	4.3	BARABOO CAR WASH PARTNERSHIP II, A GENERAL PARTNERSHIP	T.I.	67,200	---	9,023	9,023	58,177	3,558
25	4.3	NANCY LEE SCHMIDT & JOANN G. RUSSELL	P.L.E.	174,240	---	---	---	174,240	300
26	4.3	HRZ, A PARTNERSHIP	T.I.	31,672	---	---	---	31,672	2,625
27	4.3	HRZ PARTNERSHIP	T.I.	57,567	---	---	---	57,567	2,170
28	4.4	BIBLE BAPTIST CHURCH OF PORTAGE	FEE	69,548	1,495	---	1,495	68,053	---
29	4.4	PORTAGE COMMUNITY HIGH SCHOOL DISTRICT	T.I.	INDET.	---	---	---	INDET.	45,605
30									
31	4.4 & 4.5	CITY OF PORTAGE	T.I.	INDET.	---	---	---	INDET.	56,351
32	4.5	WILLIAM H. WAGNER	T.I.	60,558	---	---	---	60,558	220
33	4.5	FREDRICK A. & BRIDGET M. GALLE	FEE & T.I.	16,797	1,710	---	1,710	15,087	503
34	4.6	JOHN H. & RITA A. WILZ	T.I.	33,748	---	---	---	33,748	1,195
45	4.2-4.6 & 4.8	ALLIANT ENERGY CORP.	RELEASE OF RIGHTS	---	---	---	---	---	---
46	4.2-4.6 & 4.8	GTE NORTH INCORPORATED	RELEASE OF RIGHTS	---	---	---	---	---	---
48	4.4 & 4.5	CITY OF PORTAGE	RELEASE OF RIGHTS	---	---	---	---	---	---
NOTE: ALL PARCELS ARE COMPUTED IN SQUARE FEET.									

SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

RECORD DATE
9-16-02

((GRAPHICS ENHANCED FOR CLARITY IN THIS EXAMPLE))

FIGURE 9-6

EXAMPLE OF A UTILITY LAND PARCEL AND A UTILITY FACILITIES PARCEL

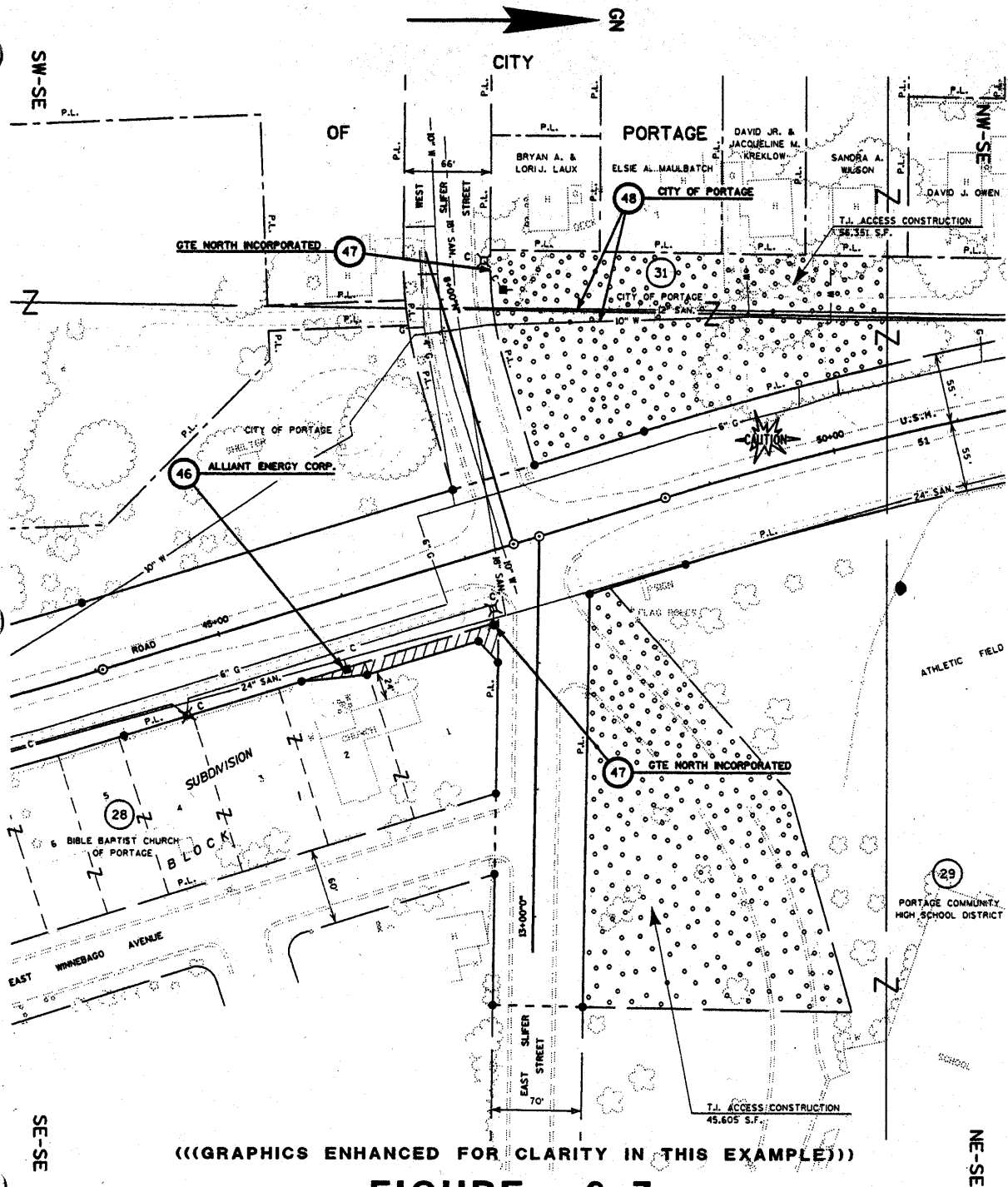
NOVEMBER 2000

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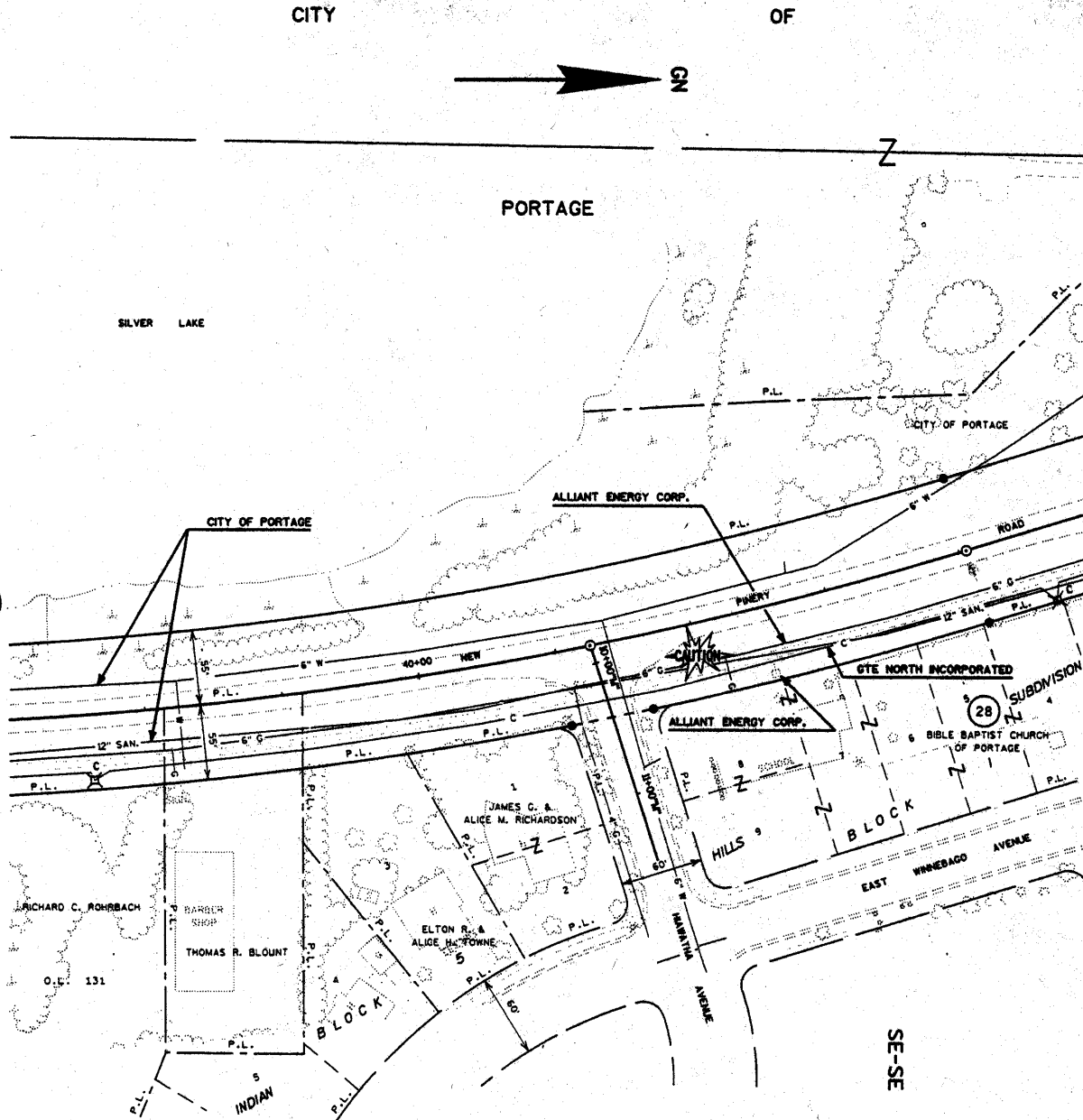
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FIGURE 9-8

EXAMPLE SHOWING NON-COMPENSABLE UTILITIES

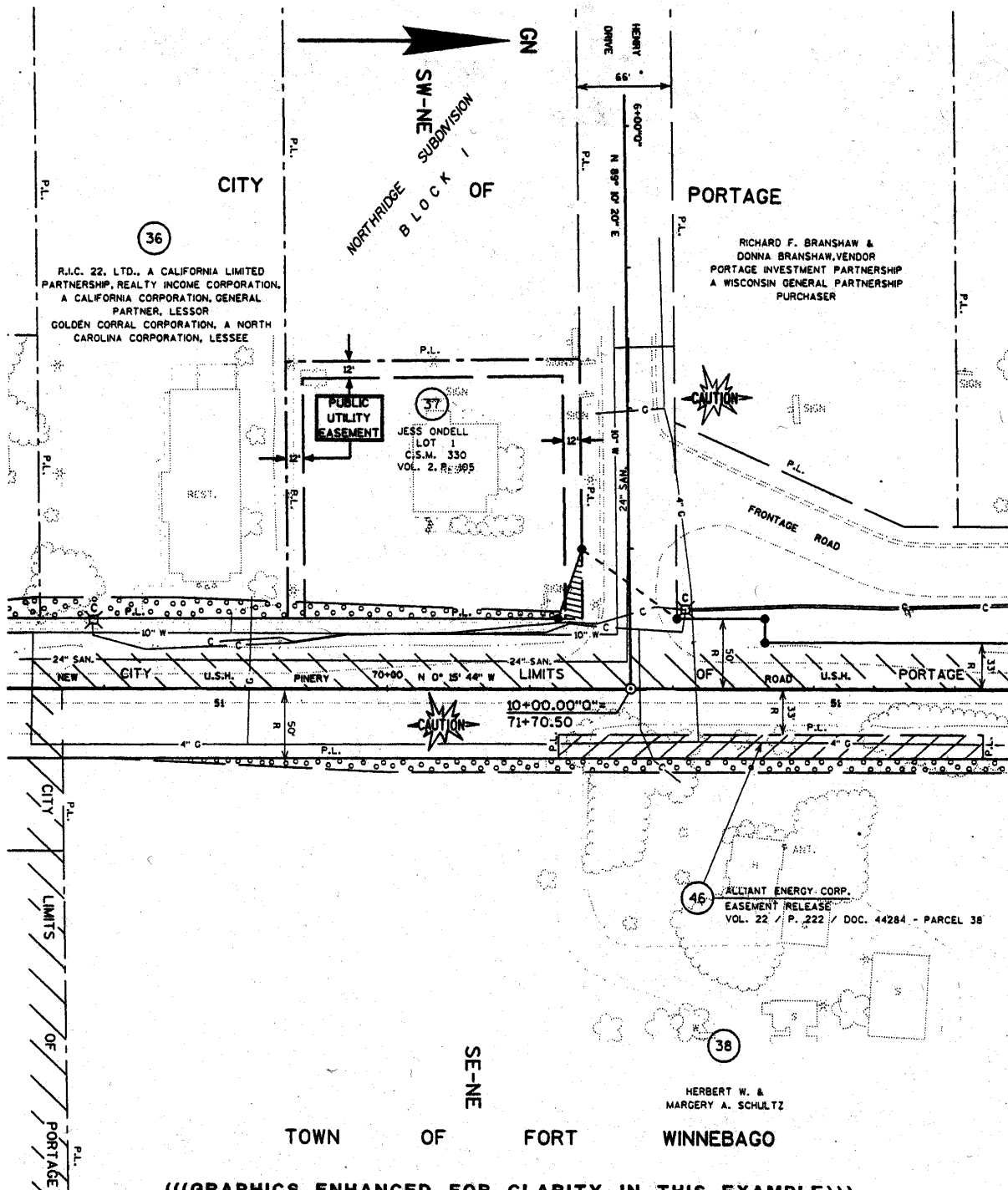
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FIGURE 9-9

EXAMPLE SHOWING PUBLIC UTILITY EASEMENT

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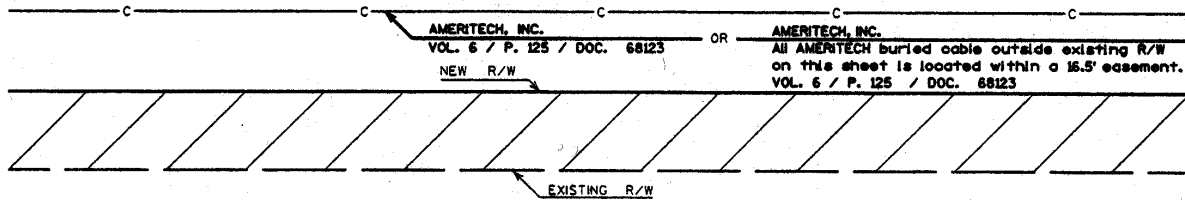
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September 16, 2002

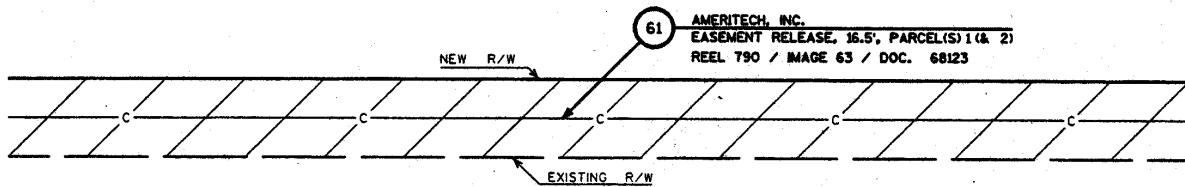
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OCCUPIED EASEMENTS

NONCOMPENSABLE

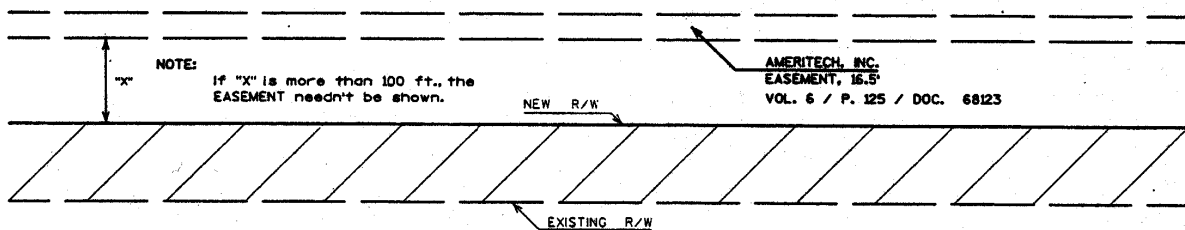


COMPENSABLE

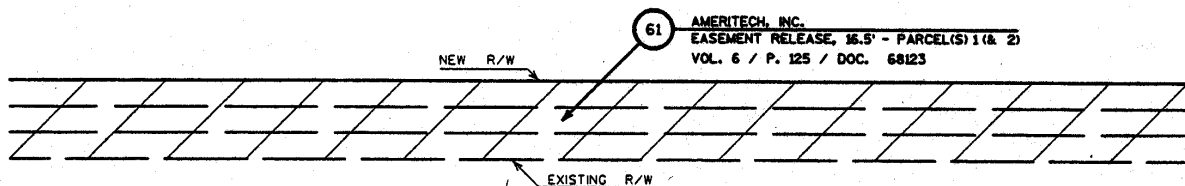


UNOCCUPIED EASEMENTS

NONCOMPENSABLE



COMPENSABLE

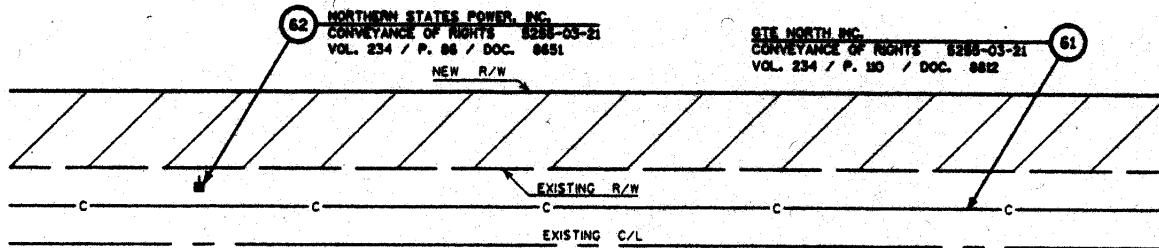


((((GRAPHICS ENHANCED FOR CLARITY IN THIS EXAMPLE)))

FIGURE 9-10

EXAMPLE SHOWING NOTATIONS FOR EASEMENTS

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FIGURE 9-11

EXAMPLE SHOWING CONVEYANCE OF RIGHTS FROM PREVIOUS PROJECT

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